April 30, 2014





# COUNCIL APPROVES WHISPERING HILLS WEST SUBDIVISION PRELIMINARY PLAT

Inside this issue:

Council Reaffirms
Objective to Formulate
College Hill Core Design
Review Standards

Pending Land Use Proposals

As we've reported in recent newsletters, there is a substantial amount of construction activity taking place in Pullman. regard to single family homes, the city has seen a steady increase in the number of permits issued over the past few years. The city issued 25 permits for single family houses in 2011, followed by 43 permits in 2012, 66 permits and in 2013. (Coincidentally, the average number of single family house permits released annually Pullman over the last 20 years is 66.) Through March of 2014, the city was ahead of last year's pace for issuance of house permits (15 to 13).

All of this single family home construction has prompted real estate developers to prepare for the establishment of more residential lots. In the last year, landowners have submitted applications for five new subdivisions in town. By far the

largest of these proposed developments is the Whispering Hills West Subdivision, to be located west of Golden Hills Drive and south of Old Wawawai Road on Sunnyside Hill. This preliminary plat (subdivision map) application involves the division of 50.1 acres of land into 156 lots and public streets in an R2 Low Density Multi-Family Residential zoning district. This subdivision proposed would extend Golden Hills Drive another one-third of a mile to the south (this street is planned to ring route serve as a Sunnyside Hill, linking Davis Way and South Grand Avenue), provide two separate vehicular points, continue access pedestrian/bicycle pathway along Old Wawawai Road to the west, utilize two large lots for storm water detention facilities, and establish two other sizable lots (each about five acres) along Golden Hills Drive.

The Planning Commission held its members asked questions to ensure that the public hearing regarding this subdivision streets in the subdivision would all be public

proposal on March 26. Two individuals provided testimony at this hearing. Tom Stirling. representing the applicant and project engineer, spoke as a proponent, and Katherine O'Rourke, nearby resident, spoke as a neutral party. Mr. Stirling provided background information and answered Commission member questions regarding the likely use of the large lots proposed along Golden Hills Drive for multi-family development, and the anticipated phasing of subdivision construction. Ms. O'Rourke expressed interest in creating a children's play facility in the immediate vicinity of the subject

input, and Following this public area. park concept would be appropriate for the area. Next, the Commission voted unanimously Planning Commission. to recommend approval of the application, public works improvements.

at its meeting of April 22. Council single family homes are built in this area.



Golden Hills Drive would be extended about one-third of a mile to the south as part of this development.

property, and submitted a letter formally roadways, that Crestview Street would requesting such a "pocket park" for the eventually intersect with Golden Hills Drive, that the proposed storm water Commission members stated that the pocket management facilities would be suitable for The Council then passed a review during the upcoming full-scale resolution approving the preliminary plat update of the city's Comprehensive Plan. with the 18 conditions recommended by the

Construction of the streets and utilities in subject to 18 conditions suggested by city the initial phase of this subdivision is staff to facilitate appropriate provision of expected to occur later this year. Provided the housing market in Pullman remains The City Council reviewed this proposal strong, it won't be long before additional

City offices will be closed Monday, May 26, 2014 - Memorial Day 

# COUNCIL REAFFIRMS OBJECTIVE TO FORMULATE COLLEGE HILL CORE DESIGN REVIEW STANDARDS

In last month's newsletter, we provided notice that the City Council would be conducting a meeting early in April to assess the ongoing process of developing design review standards for the College Hill Core area (that portion of the city surrounded by Grand Avenue, Main Street, and Stadium Way, except for the WSU campus). The planning department has been engaged in this activity for the past few years pursuant to an implementation strategy adopted by the Council part of the 2009 College Hill Core as Neighborhood Plan. The stated intent of this strategy is to "improve compatibility between existing and new structures and to enhance the appearance of the built environment." The full . College Hill Core Neighborhood Plan, and the latest draft of design review concepts discussed by the Planning Commission, is available for viewing at the planning department page of the city of Pullman website (http://www.pullmanwa.gov/departments/planning).



The stated intent of the College Hill Core design review program is to improve land use compatibility and neighborhood appearance.

The Council conducted its meeting regarding this topic on April 1. Planning staff supplied background information, suggested that public input be solicited, and requested Council direction on the future of the project at the conclusion of the proceedings.

At the April 1 session, 20 citizens offered comments on the matter. The individuals who spoke included rental property owners, long-term College Hill residents, WSU students and staff, Planning Commission members, a College Hill business owner, and a representative of the Pullman League of Women Voters. Both positive and negative views of the proposal were expressed. According to the Council meeting minutes, the following comments were attributed to those speaking in favor of the design review standards:

- "in support of the process as well as the design standards for the College Hill area"
- "in support of the design standards as they promote health and safety standards"
- "should continue the process to keep continuity in College Hill and keep the character"

The following remarks were cited in the Council meeting minutes for those opposed to the standards:

- "it hinged on private property rights and the standards prevented people from taking care of the property in the manner they wanted to take care of it"
- "the design standards will make it hard to buy or improve properties"
- "felt there was no benefit and that the design standards were discriminatory"

Following this public input, Council members conducted an in-depth discussion of the subject. Members commented upon the mix of design features in the neighborhood, questioned what problems design review would solve, and asked if this matter could be presented to the electorate for an advisory vote. Noting that time and money had been invested in the project, a majority of the Council decided in the end that the city should continue with the process of formulating the draft standards. Planning staff indicated it would work with College Hill Core stakeholders and the Planning Commission to create the draft regulations for the Council's consideration. Watch for updates on these activities in future editions of this newsletter.



## **Pending Land Use Proposals**

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

PROJECT	DESCRIPTION	LOCATION	STATUS
College Hill Design Standards	formulate design standards for new construction	College Hill Core	stakeholders meeting held 10/27/11 on design concepts; PC reviewed concepts 1/15/14 and 2/26/14; CC reaffirmed project 4/1/14; staff formulating standards
Zoning Code Amendment (Pigs)	code amendment to allow pigs in city	Citywide	CC directed staff on 8/27/13 to draft amendment to allow pigs with qualifications; staff developing standards
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	public kickoff meeting held 12/4/13; consultant conducting shoreline inventory
Paradise Hills Subdivision No. 8 preliminary plat	divide 14.0 acres into 38 lots and public streets	south of intersection of NW Terre View Drive and NW Marshland Street	PC recommended approva 4/23/14; CC meeting scheduled for 5/13/14
Whispering Hills West Subdivision preliminary plat	divide 50.1 acres into 156 lots and public streets	west of intersection of SW Golden Hills Drive and SW Panorama Drive	CC approved plat 4/22/14
Sunnyside Heights Addition No. 8 preliminary plat	divide 3.2 acres into 11 lots and public streets	north of intersection of SW Center Street and SW Panorama Drive	PC recommended approva 4/23/14; CC meeting scheduled for 5/13/14
Mary's Park Conditional Use Permit (C-14-2)	develop park facilities on 5-acre site	southeast of intersection of SE Johnson Avenue and SE Old Moscow Road	BOA approved permit 4/21/14
Concordia Church Preschool Conditional Use Permit (C-14-3)	establish preschool in existing house	1765 NE Lower Drive	staff reviewing application probable BOA hearing on 6/16/14
Downtown Historic Property Inventory	use federal funds for a survey of about 40 historic properties	downtown area	CC approved contract 11/12/13 consultant selected 2/24/14 consultant conducting survey
Pioneer Hill Historic Property Inventory Grant Application	use federal funds for a survey of about 35 historic properties	vicinity of the High Street/Jackson Street intersection	CC endorsed application 4/1/14 application sent to DAHP 4/14/14
Palouse/Maple Streets Local Historic Register Nomination	list parts of Palouse and Maple Streets on the historic register	Palouse and Maple Streets from Kamiaken Street to Whitman Street	CC meeting scheduled for 5/6/14 to consider owner consent
Veterans' Memorial Local Historic Register Nomination	list the Veterans' Memorial on the historic register	northeast corner of NE Spring and E. Main Street	CC meeting scheduled for 5/6/14 to consider owner consent
St. James Episcopal Church Local Historic Register Nomination	list the church on the historic register	600 NE Oak Street	staff requesting additional application materials; HPC meeting tentatively scheduled for 6/9/14
Reaney Park Pool Spray Pad Shoreline Substantial Development Permit (No. 84)	construct 3,300-square-foot spray pad and attendant facilities	Reaney Park, 690 NE Reaney Way	city approved permit and transmitted same to DOE; state appeal period ended 4/24/14
Mary's Park Shoreline Substantial Development Permit (No. 85)	develop park facilities on 5-acre site	southeast of intersection of SE Johnson Avenue and SE Old Moscow Road	city approved permit and transmitted same to DOE; state appeal period ended 4/24/14
State Street Water Line Shoreline Substantial Development Permit (No. 86)	replace water line in NW State Street	NW State Street from NW Davis Way to NW Harrison Street	city approved permit and transmitted same to DOE; state appeal period ends 5/2/14

### Pending Land Use Proposals (continued)

PROJECT	DESCRIPTION	LOCATION	STATUS
Guyett Animal Request (14-3)	keep up to 6 chickens on residential lot	800 SE Meadow Vale Drive	staff approved request 4/28/14; appeal period ends 5/12/14
Valley Road Apartments site plan (13-8)	develop 6-plex on 11,675-square- foot lot	1245 NE Valley Road	staff approved site plan 4/17/14
Golden Hills Multi-Family West site plan (13-9)	develop 24 apartments on two-acre site	south of SW Old Wawawai Road and west of SW Golden Hills Drive	staff requested applicant to revise site plan
Washington State Dept. of Transportation Wash Building site plan (13-14)	construct 1,200-square-foot wash building	980 NW Davis Way	staff requested applicant to revise site plan
Chapman Duplex site plan (14-4)	develop duplex on 6,016-square- foot lot	1063/1065 NE B Street	staff requested applicant to revise site plan
SEL Child Care Center site plan (14-5)	construct 28,000-square-foot child care building on 2-acre site	southwest corner of NE Hopkins Court and NE Andrus Drive	staff approved site plan 4/11/14
Taco Bell Restaurant site plan (14-6)	demolish existing structure and construct 2,400-square-foot restaurant	425 NE Stadium Way	staff approved site plan 4/17/14
Aspen Heights Multi-family site plan (14-7)	develop 192 dwellings on a 45- acre parcel	northwest corner of the intersection of NE Merman and NE Skyview Drives	staff reviewing revised site plan
Pullman High School Bid Package 1 site plan (14-8)	conduct first phase of high school reconstruction project	510 NW Greyhound Way	staff reviewing revised site plan
Reaney Park Sprayground site plan (14-9)	construct 3,300-square-foot spray pad and other pool improvements	690 NE Reaney Way	staff requested applicant to revise site plan
Illinois Street Duplex site plan (14-10)	build duplex on 6,400-square-foot lot	815 NE Illinois Street	staff requested applicant to revise site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; HPC: Historic Preservation Commission; DOE: State Department of Ecology; DAHP: State Department of Archaeology and Historic Preservation

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list..

2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





Planning Department 325 SE Paradise St. Pullman, WA 99163

Phone: 509-338-3213 Fax: 509-338-3282

Email: bethany.johnson@pullman-wa.gov

#### **Pullman Planning Department Staff:**

Pete Dickinson, Planning Director Jason Radtke, Assistant Planner Bethany Johnson, Public Works Administrative Assistant Ashlee Julian, Public Works Administrative

Specialist

#### **Planning Commission Members:**

John Anderson, Vice-Chair Chris Clark Marcus Crossler Norma Crow Dave Gibney Ken Paulson Liza Morris Garren Shannon, Chair Chud Wendle This newsletter is an occasional and voluntary publication of the planning department and does not take the place of official notices required by law. Information provided in this newsletter is subject to change. Please contact the planning department or review official notices distributed by the city to confirm the information contained herein.

For any readers who are not currently receiving this newsletter by email and who wish to register for this service, please contact the planning department for assistance.

WE'RE ON THE WEB!
WWW.PULLMAN-WA.GOV